

U.S. GOVERNMENT LEASE FOR REAL PROPERTY
(Short Form)

1. LEASE NUMBER
LCA02616

PART I - SOLICITATION/DESCRIPTION OF REQUIREMENTS (To be completed by Government)

A. REQUIREMENTS

2. The Government of the United States of America is seeking to lease approximately 2,100 usable square feet of general warehouse space and 1,200 usable square feet of ware yard area located in Arcata, CA for occupancy not later April 1, 2011 for a term of eight (8) years, four (4) years firm. The space will be used by the Tenant for personnel, storage of such items as boats, traps and other large equipment. NEED clear unimpeded ingress/egress to leased warehouse roll up doors for parking boats and trucks with trailers. PROVIDE a written narrative describing the access route from the public road to the leased space, include a site plan showing the path of travel for a vehicle.
3. INITIAL OFFERS ARE DUE ON OR BEFORE CLOSE OF BUSINESS, 4:00PM EST, AUGUST 6, 2010.

B. STANDARD CONDITIONS AND REQUIREMENTS

4. The following standard conditions and requirements shall apply to any premises offered for lease to the UNITED STATES OF AMERICA (the GOVERNMENT):
- a. Space offered must be in a quality building of sound and substantial construction meeting the Government's requirements for the intended use.
- b. The Lessor shall provide floor plans for the offered space and a valid Certificate of Occupancy for the intended use of the Government and shall meet, maintain, and operate the building in conformance with all applicable current (as of the date of this solicitation) codes and ordinances. If space is offered in a building to be constructed for lease to the Government, the building must be in compliance with the most recent edition of the building code, fire code, and ordinances adopted by the jurisdiction in which the building is located.
- c. Offered space shall meet or be upgraded to meet the applicable egress requirements in National Fire Protection Association (NFPA) 101, Life Safety Code or an alternative approach or method for achieving a level of safety deemed equivalent and acceptable by the Government. Offered space located below-grade, including parking garage areas, and all areas referred to as "hazardous areas" (defined in NFPA 101) within the entire building (including non-Government areas), shall be protected by an automatic sprinkler system or an equivalent level of safety. Additional automatic fire sprinkler requirements will apply when offered space is located on or above the 6th floor. Unrestricted access to a minimum of two remote exits shall be provided on each floor of Government occupancy. Scissor stairs shall be counted as only one approved exit. Open-air exterior fire escapes will not be counted as an approved exit. Additional fire alarm system requirements will apply when offered space is located 2 or more stories in height above the lowest level of exit discharge.
- d. The Building and the leased space shall be accessible to persons with disabilities in accordance with appendices C and D of 36 CFR Part 1191 (ABA Chapters 1 and 2 and Chapters 3 through 10 of the ADA-ABA Accessibility Guidelines).
- e. The leased space shall be free of all asbestos containing materials, except undamaged asbestos flooring in the space or undamaged boiler or pipe insulation outside the space, in which case an asbestos management program conforming to Environmental Protection Agency guidance shall be implemented. The space shall be free of other hazardous materials and in compliance with applicable Federal, State, and local environmental laws and regulations.
- f. Services, utilities, and maintenance will be provided daily, extending after 5:00 pm except Saturday, Sunday, and Federal holidays. The Government shall have access to the leased space at all times, including the use of electrical services, toilets, lights, elevators, and Government office machines without additional payment.
- g. The Lessor shall complete any necessary alterations within thirty (30) calendar days after receipt of approved layout drawings.
- h. The Offeror must have an active registration in the Central Contractor Registration (CCR) System (via the Internet at <http://www.ccr.gov>) prior to lease award and throughout the life of the lease. To remain active, the Lessor must update or renew its registration annually. The Government will not process rent payments to Lessors without an active CCR Registration. The Government will recognize no change of ownership of the leased premises until the new owner registers in the CCR system.

5. SERVICES AND UTILITIES (To be provided by Lessor as part of rent)

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|--|--|---|---|--|
| <input checked="" type="checkbox"/> HEAT | <input checked="" type="checkbox"/> TRASH REMOVAL | <input type="checkbox"/> ELEVATOR SERVICE | <input checked="" type="checkbox"/> INITIAL & REPLACEMENT LAMPS, TUBES & BALLASTS | <input type="checkbox"/> OTHER (Specify below) |
| <input checked="" type="checkbox"/> ELECTRICITY | <input checked="" type="checkbox"/> CHILLED DRINKING WATER | <input type="checkbox"/> WINDOW WASHING | <input type="checkbox"/> PAINTING FREQUENCY | |
| <input checked="" type="checkbox"/> POWER (Special Equip.) | <input type="checkbox"/> AIR CONDITIONING | <input type="checkbox"/> CARPET CLEANING | | |
| <input checked="" type="checkbox"/> WATER (Hot & Cold) | <input type="checkbox"/> TOILET SUPPLIES | | | |
| <input type="checkbox"/> SNOW REMOVAL | <input type="checkbox"/> JANITORIAL SERV & SUPP | | | |

6. OTHER REQUIREMENTS

Offerors should also include the following with their offers:

The estimated cost to prepare the space for occupancy by the Government and the Offeror's proposed amortization rate for tenant alterations.
\$9.42 per USF

- Three (3) surface parking spaces exclusive of the boat washing area are required.
- Warehouse storage for items such as boating equipment and other large equipment
- A boat washing station is desired in a suitable outside location, including a pave ground surface, water spigot, and adequate drainage.
- One unisex bathroom with at least one emergency shower and eyewash station is needed in an obvious location with floor drains nearby.
- Outside storage space of approx. 1200 square feet adjacent or close to the building is needed for storage of large scientific equipment including boats and traps.
- Entire warehouse, parking, and outside storage area must be adequately fenced to prevent theft and/or damage.
- Ceiling heights needs to be a minimum of 14 feet and door openings need to be a minimum of 12 feet. With a least one preferably two overhead doors are necessary.
- Adequate lighting to conduct intricate tasks with a hand and power tools is necessary.
- At least two weatherproof duplex 120VAC outlets are needed in close proximity to the parking. Normal spacing of duplex 120VAC electrical outlets every 8' linear distance is sufficient. A single 220VAC outlet is necessary for equipment such as compressors and power tools.
- A [REDACTED] is also needed that will allow tracking of who gains access to the space.

Offerors should also include the following with their offers:

1. Supplemental Lease Requirements
2. Minimum Lease Security Standards
3. Commission Agreement
4. GSA Form 3517A, General Clauses
5. GSA Form 3518A, Representations and Certifications
6. GSA Form 3516, Solicitation Provisions, for additional instructions only
7. GSA Form 1217, Lessor's Annual Cost Statement
8. Site Plan/Floor Plan
9. Seismic Certification - Existing Building
10. Evidence property is not in Floodplain
11. Disclosure of Contractor Access to Proprietary Information
12. Form B Document, Notice to Prospective Bidders / Offerors
13. Lessor/Payee Contact form

7. NOTE: All offers are subject to the terms and conditions outlined above, and elsewhere in this solicitation, including the Government's General Clauses and Representations and Certifications.

8. BASIS OF AWARD

- ☒ THE ACCEPTABLE OFFER WITH THE LOWEST PRICE PER SQUARE FOOT, ACCORDING TO THE ANSI/BOMA 265.1-1996 DEFINITION FOR BOMA USABLE OFFICE AREA, WHICH MEANS "THE AREA WHERE A TENANT NORMALLY HOUSES PERSONNEL AND/OR FURNITURE, FOR WHICH A MEASUREMENT IS TO BE COMPUTED."
- ☐ OFFER MOST ADVANTAGEOUS TO THE GOVERNMENT, WITH THE FOLLOWING EVALUATION FACTORS BEING:
- ☐ SIGNIFICANTLY MORE IMPORTANT THAN PRICE
 - ☐ APPROXIMATELY EQUAL TO PRICE
 - ☐ SIGNIFICANTLY LESS IMPORTANT THAN PRICE
 - ☐ (Listed in descending order, unless stated otherwise)

PART II - OFFER (To be completed by Offeror/Owner and remain open until lease award)

A. LOCATION AND DESCRIPTION OF PREMISES OFFERED FOR LEASE BY GOVERNMENT


1. NAME AND ADDRESS OF BUILDING (Include ZIP Code) HAYDEN BLDG 50 ERICSON CT ARCATA, CA. 95521	2. LOCATION(S) IN BUILDING	
	a. FLOOR(S) 1	b. ROOM NUMBER(S) REAR OF BUILDING
	c. SQ. FT. RENTABLE 2100 ABOA _____ Common Area Factor _____	d. TYPE <input type="checkbox"/> GENERAL OFFICE <input type="checkbox"/> OTHER (Specify) _____ <input checked="" type="checkbox"/> WAREHOUSE _____

B. TERM

3. To have and to hold, for the term commencing on April 1, 2011 and continuing through March 31, 2019 inclusive. The Government may terminate this lease in whole or in part at any time on or after the fourth (4th) lease year, by giving at least sixty (60) days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.



C. RENTAL

4. Rent shall be payable in arrears and will be due on the first workday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date. Rent for a period of less than a month shall be prorated.

5. AMOUNT OF ANNUAL RENT # 16,380 14,995 SHELL 1435 OPER. COST.	7. HVAC OVERTIME RATE PER HOUR	8. ELECTRONIC FUNDS TRANSFER PAYMENT SHALL BE MADE TO (Name and Address) 
6. RATE PER MONTH # 1,365.		

9a. NAME AND ADDRESS OF OWNER (Include ZIP code. If requested by the Government and the owner is a partnership or joint venture, list all General Partners, using a separate sheet, if necessary.)

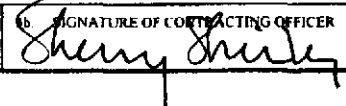
TOM HAYDEN

9b. TELEPHONE NUMBER OF OWNER 	10. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING: <input checked="" type="checkbox"/> OWNER <input type="checkbox"/> AUTHORIZED AGENT <input type="checkbox"/> OTHER (Specify) _____
11a. NAME OF OWNER OR AUTHORIZED AGENT (Type or Print) TOM HAYDEN	11b. TITLE OF PERSON SIGNING OWNER
11c. SIGNATURE OF OWNER OR AUTHORIZED AGENT 	11d. DATE 8-26-10

PART III - AWARD (To be completed by Government)

1. Your offer is hereby accepted. This award consummates the lease which consists of the following attached documents: (a) this GSA Form 3626, (b) Representations and Certifications, (c) the Government's General Clauses, and (d) the following changes or additions made or agreed to by you: Attachments: Supplemental Lease Requirements, Minimum Lease Security Standards, Site Plan, Floor Plan

2. THIS DOCUMENT IS NOT BINDING ON THE GOVERNMENT OF THE UNITED STATES OF AMERICA UNLESS SIGNED BELOW BY AUTHORIZED CONTRACTING OFFICER.

3a. NAME OF CONTRACTING OFFICER (Type or Print) Sherry Shirley	3b. SIGNATURE OF CONTRACTING OFFICER 	3c. DATE 7 October 2010
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